

Minutes of the meeting of Borough Green Parish Council held at 7.30p.m. on Monday
8 April 2002 at Potters Mede

Present: Cllr Mrs S Murray (Chairman), C Brinkley-Willsher, J Evans, B. Hughes, Mrs J Lucas,
J McWilliam, M. Stone, M Taylor
Apologies: Cllr. A Dolton, C. Cllr Mrs V Dagger

There were 2 members of the public in attendance

Councillors stood in silence to remember HRH Queen Elizabeth, the Queen Mother who passed away on 30
March 2002.

Action

155 **Minutes** of the meeting 4 March 2002 were signed as a true record

156 **Matters Arising**

143. Cllr McWilliam has submitted the council's response on the Planning Green Paper.
148. Agreed that planting of replacement tree would be best left until the Autumn. In the meantime,
Cllr McWilliam will continue to identify an alternative site.
152. Cllr Taylor reported on a site meeting with T&MBC. Dropped crossings will be constructed in
Hillview and Crowhill as soon as possible. Others may be constructed in due course.
154. T&MBC advised that no further action was being taken re. enforcement investigation, The
Crescent.

JMcW

157 **Planning Matters**

Pre-meeting:

- TM/02/TEMP/0002 - Revised details, restoration scheme, Ightham Sandpit. No observations.
TM/02/0445 Provision of hardstanding & facility for attendance - Downsview Farm, BG Road. No
observations.
TM/02/0454 Residential development 11no houses & 1no flat - Red Lion PH, Sevenoaks Rd. PC
letter of objection was read in full which included comments on 1. Proposed min-roundabout 2. Sight
lines, speed of traffic and already congested A25. 3. Proposed Borough Green bypass. 4. Safe
pedestrian crossing of A25. 5. Car park layout 6. Waste refuse bins 7. Archway entrance 8.
Overwhelming effect of proposed development.
TM/02/0458 Extension - 16 Dryland Road. No objections.
TM/02/0486 Extension - 14 Lingfield Road. No objections.
TM/02/0501 Extension - 21 Tilton Road. No objections.
TM/02/0573 Outline application 20no flats, car parking & footpath link - 21/25 Sevenoaks Rd. All
comments made on original application still stand, plus, whilst improved pedestrian access is
welcomed it is still not considered satisfactory. Query width of path is less than minimum standards.

Meeting:

- TM/02/0547 9 no dwellings, car parking & footpath link - 21/25 Sevenoaks Rd. Objections: 1. Over-
intensification of site. 2. Unacceptable increased traffic onto A25. 3. Noise levels should be re-
examined. 4. Section 106 contribution payment should be made. 5. Inadequate provision for visitor
parking. 6. Inadequate vehicular turning area and access for large vehicles. 7. Query footpath route
and safe pedestrian crossing. 8. Inappropriate site for family houses. 9. Query treatment of land j/o
Rock Road/A25. 10. Query location for storage of 'Sulo' bins. 11. Concern about water surface
drainage. 12. Development should be aligned with contours of the land and A25.

Decisions

- TM/01/2630 Details- n/o Borough Green House. Details approved.
TM/01/2869 LBA- Conversion of barn into dwelling - Borough Green House. Consent given.
TM/01/3125 LBA- Refurbish cottage, demolish store, build extension - Borough Green House.
Consent given.
TM/01/3321 Extension- 15 Staleys Road. Permission granted.
TPO BG No. 1 2002 3/5 Rock Road. TPO issued.

- TM/02/0631 Kentish Saab Garage - App. for Lawful Use Certificate for A1 retail. For information.
TM/01/2271 Kentish Saab Garage - One 2 One communications mast. Appeal lodged.

158 **Correspondence**

Noted:

- T&MBC - Agenda WPPC meeting 23 April 2002 (copies to BH/MS/JMcW)
T&MBC - Gardening for Wildlife Awards 2002
CPRE - Newsletter and magazine
Kent Fire Brigade - newsletter
Kent Police Authority - Newsletter
DEFRA - Campaign against illegal poisoning of Wildlife


- 158 **Correspondence (Continued)**
Noted (Continued):
 KAPC - Agenda, meeting 21/3/02 (Copy to MS)
 Society of Local Council Clerks - AGM 7/4/02 & Terms & Conditions of Employment for Clerks
 CPRE - Planning Update
 T&MBC - Street collection, RNL 13/4/02
 SE Govt. Office - Orbit. Transport Solutions around London, further information
 KCC - Pensions Forum
 'Orbit' Transport solutions around London - Newsheet March 2002
Correspondence for consideration
 KCC - KCC/Kent Police Authority invitation to launch of Rural Partnership 2/5/02. Chairman will attend. SM
 Borough Green & District Active Retirement Assn. - Request for financial assistance. This will be considered at the 2003/04 budget meeting.
 T&MBC - Twinning with Sally Sur La Lys, Northern France. Agreed to write to local schools and associations to assess interest.
 KAPC - Training dates 2002 noted. Agreed that Clerk will attend courses in May and June 2002.
 T&MBC - Guidance on Registration of Councillors' Interests (Copies given to all members). After discussion agreed that Cllr Hughes will raise Parish Council queries at the forthcoming meeting of the Standards Committee. BH

 There then followed the period for public consultation.
 Residents endorsed the Parish Council's concerns about the proposed Red Lion development. Chairman advised that reinstatement of the estate roads will be carried out at completion of the Borough Green House development. The roads are inspected regularly and damage is being monitored. There is also concern about possible damage to drainage pipes under the roads. Future maintenance of land between the new development and the footpath will be queried.

Correspondence (Continued)
 KCC - 'Mapping out the Future: Policy directions for the Kent & Medway Structure Plan' Public Meeting 9/4/02. Cllr McWilliam will attend the public meeting. Chairman gave further information. JMcW
 Copies of the document and response form will be given to all Cllrs who should pass their comments to Cllr McWilliam by 29 April 2002. Cllr McWilliam will then prepare and submit the council's response. All Cllrs
 Audit Commission - External Audit Arrangements. Agreed to purchase a handbook outlining the new 'Lighter Touch' audit regime. JMcW
 DEFRA - 'Parish & Town Council Vibrancy'. Document passed to the Chairman who will complete and submit the fact sheet. SM
 KCC - A25 traffic survey results. Copies to Cllrs Evans, Taylor and McWilliam. After discussion agreed that Cllr Taylor will prepare a response for approval at the next Parish Council meeting. MT
 Chairman has a letter of thanks from a resident of Foxlea for Parish Council support in night-time closure of the public conveniences. Copy letters to Jones Homes and T&MBC were noted.
 Chairman advised that the Borough Green and Wrotham Junior Youth Club may not be able to continue using St George's School, Wrotham. Noted. Potters Mede may be considered at a later date.
- 159 **Borough Green & Platt Bypass/Traffic Matters**
 Reply from Babbie re. proposed traffic management scheme, A227 noted.
 Question and answer C.Cllr Mrs Dagger/KCC re. proposed Borough Green Bypass noted.
- 160 **Vacancy BGPC**
 Chairman will reply to a letter of resignation from Mrs V Hayman. Vacancy notices will be displayed and the ERO informed. SM
- 161 **Staff Vacancy - Potters Mede**
 Chairman, Cllr Dolton and Clerk interviewed applicants for the Caretaker/Groundsman vacancy and recommend that Mr W Austin be appointed 20hrs/wk w.a.f 11 March 2002 subject to a probationary period. Agreed.
- 162 **BGPC - Information Technology**
 All councillors had received copies of a report from Cllr Taylor on the recent Planning Training Day. Agreed that a high level of interest must be maintained in the current planning system until such times as it may be altered.
 Further agreed to continue supporting the idea of a local Parish Plan. Use of electronic mail for planning applications and minutes/agendas was discussed. Agreed to commence using this facility for the latter.
 Suggested layout for a BGPC website was discussed. Cllr Hughes proposed that the PC registers 2no names. Seconded by Cllr Brinkley-Willsher. Agreed. Cllr McWilliam will organise registration. JMcW

- 163 **T&MBC Tree Planting Scheme 2002/03**
Agreed that only plantings required are replacement tree and hawthorn hedge on north side of Potters Mede car park.
- 164 **Recreation Ground**
Pavilion: Noted that roof tiles stored in the roofspace do not match existing damaged area of roof. Chairman advised of possible grant aid for roof repairs. For further discussion at the next meeting. Inventory of other items stored in roof noted. The Groundsman will be asked to put into service any useable items and dispose of the rest.
Jubilee Picnic: Volunteers are required to help on the day.
- 165 **Potters Mede**
Moles: Noted that these are still evident.
Vandalism: 2 windows have been broken recently.
Showers: These are being inspected next week. Consultant's report awaited.
- 166 **Committee Reports**
Highways, Footpaths & Street Lighting: Lights on the A227 and High Street need attention. Agreed that Crow Hill is more suitable than J/o Western Rd/A25 as a permanent site for a Beacon. Chairman will discuss this with T&MBC.
BGVHMC: Cllr J Evans reported: the committee is still looking into the commercial aspect of letting the caretaker's flat; there are some reservations about daytime use of the flat as a café. Councillors were asked to note that any requests for BGVHMC should be directed through the Chairman of the said committee. Cllr Taylor was thanked for his offer to fly the flag in the village hall car park on dates of special occasions.
Men of Trees: No report.
Quarries Liaison: An RMC liaison meeting will be held later this month.
Basted Mill Open Space: No report.
- 167 **Cheques for Signature**
Pre-Meeting
£381.88 Lawrenson - Tree surgery & replacement plantings, Bowls Club hedge, Rec. Gd.
£70.85 Zurich Municipal - Additional insurance premium
£15.00 CPRE - Annual subscription
£106.88 Nest Ideas - Office supplies
£733.20 Chestnut Products Ltd - Fencing r/o 13 Lendon Road
£279.40 Cash - Petty cash
£12.53 Cash - Rec.Gds Imprest a/c
£143.24 Inland Revenue - PAYE/NI Jan - March 2002
£742.43 KCC - Superannuation Oct.2001 - March 2002
Auto-Pay
£100.73 Kent Aluminium - Maintenance Materials, Potters Mede
£27.25 BGVHMC - Hire of Hall, Bypass Public meeting
£164.87 Seeboard - Street Lighting Supply, March 2002
£105.01 KCC - Maintenance materials, Potters Mede
£1123.30 F P Calne Ltd - Fire damage repairs, Potters Mede
£634.60 R Springett - Asst. Groundsman 1/3- 31/3/02
£788.86 H Damiral - Clerk March 2002
£275.40 J Stephens - Caretaker 1/3- 31/3/02
Meeting
£734.53 KAPC - Membership 2002/03
£250.00 BG Chamber of Commerce Lights Cttee. - Painting of Flag Pole
Auto-Pay
£482.00 T&MBC - Rates, Potters Mede April 2002
£51.02 T&MBC - Rates, Rec.Ground Pavilion April 2002
£64.80 BGVHMC - Hire of hall Foot Clinic April-Dec 2002
£137.70 BGVHMC - Hire of hall Pop-In April-July 2002
- Proposed by Cllr McWilliam, seconded by Cllr Brinkley-Willsher that the above cheques be paid.
Agreed
- 168 There were no matters for discussion in committee.

SM


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BOROUGH GREEN PARISH COUNCIL

Clerk: Hazel M Damiral
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St Mary's Platt
Kent TN15 8NN

19 March 2002

Borough Planning Officer
T&MBC
Gibson Building
Gibson Drive
Kings Hill
West Malling
Kent ME19 4LZ

Attn: Jill Hamilton
Your ref: TM/02/0454

Dear Sir

Red Lion Public House Development, Borough Green

The Parish Council has considered the above application and the following comments are made:-

The applicant proposes that a mini roundabout is the solution to having additional traffic entering the A25 at an already congested point on a road that the applicant accepts is close to the AM capacity level. Sight lines at the Red Lion are poor and traffic on the A25 at this point often travels at excess speed. The argument put by the applicant that the intended by-pass will relieve problems at this location, ignores the position taken by County in the draft Kent & Medway Structure Plan in respect of the A25 Borough Green & Platt By-pass which is that *"the bypass has never been a project that is likely to rate highly for the Government as a priority for their Transport Grant. However, the County Council does support the bypass provided that the funding comes from"....(others)* quoted from a letter by Leader of KCC - Sandy Bruce-Lockhart 13/03/02.

The applicant has not demonstrated how the Red Lion development will assist in ensuring the construction of the A25 Borough Green Bypass and, therefore, should not cite the bypass as the long term solution for the development.

A mini roundabout at the junction of Western Road with the A25 will require land presently used as an amenity, to be lost to residents and given up by the County Council. The proposed arrangement will not ease any of the congestion in Borough Green and on the evidence supplied by the applicants, the mini roundabout will be 'crossed over' by HGV's in 4 of the six possible routes. At peak times, traffic builds up on Western Road as it waits to enter the A25. A mini roundabout will not provide the same level of traffic security as the present 'halt' provides at the junction, for drivers on Western Road, waiting to enter the A25 traffic stream. Drivers on Western Road, waiting to enter the A25 may well attempt to turn west without stopping, unless all three approaches have a 'halt' situation. The Parish Council is unclear what the impact of a 'halt' effect would have on A25 traffic.

The applicant is relying on the proximity of the railway station, bus stops and shops, but has made no provision to facilitate the safe crossing of the A25 by pedestrians. The WSP Transport Statement does state *"an existing A25 uncontrolled crossing point"* - there are no existing crossing points, and no dropped kerbs to indicate where one might find it marginally safer to cross than elsewhere.

The Report also states that there have been 5 personal injury accidents recorded at this junction between 01.07.98-30.06.01. What is not recorded (probably anywhere) is the fact that on average there is at least one accident per week involving damage to vehicles.

The car parking layout appears to be muddled. On dwg 321/P/03B it would appear that the pub has been allocated 6 parking spaces on its forecourt and within the development an allocation of 8 spaces. On dwg 321/P/04B there would seem to be 16 spaces for the whole

Phg.Gen

site, including spaces for the pub. What provision for parking is made for the publican, the pub's bed and breakfast guests. Where will those frequenting the pub park their vehicles? Where will those making social visits to the proposed development park their cars? Delivery vans, service vehicles etc, what parking provision has been made for them?

There also appears a discrepancy of number of bins to be stored. On dwg 04B it is 3 euro bins and on dwg 03B it shows 3 euro bins and 3 recycling bins. Is this for pub waste and/or household waste? If for both pub and houses, is this acceptable to Erv Hth? Should there be a separate designated area for waste from the pub?

Re proposed archway entrance to development. Is this of sufficient height to allow entry by removal vans, dustcarts etc and if so, is there sufficient area within the development for them to turn around and exit forward?

As depicted in the plans, the proposed development overwhelms the listed public house as well as existing properties to the west of the site (a Victorian Terrace) and to the east of the pub a row of stone cottages 2/300 years old. The materials used in this proposed development need to be sympathetic to the surroundings and the development should be no higher than the pub.

The Parish Council recognises the need for additional housing development in built-up areas with established public transport links and other facilities. It is not unwilling to accept a development such as that proposed. It is not, however, prepared to have an already dangerous junction between the A25 and the A227 made worse than at present. It would be prepared to accept the development once the bypass has been secured and, given the KCC position in relation to the bypass, would expect T&MBC - as part of any consent - to secure a financial contribution from the applicant towards the cost of the bypass, rather than towards a mini roundabout which will create additional dangers for everyone.

I should be glad if you would take these comments into account when determining this application.

Yours faithfully

Hazel Damiral
Clerk to BGPC

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